



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

January 15, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange and Sale
Crystal Falls Management Unit – Iron County
Land Transaction Case #20060016

Applicant: Gary L. and Dawn Pisoni, Iron River, Michigan

Private Land Offered Iron County, Iron River Township, T42N, R32W, the SE ¼ of the SE ¼ of
In Exchange: Section 4; AND the SW ¼ of the SW ¼ of Section 3, containing 80-acres
more or less.

Appraised Value: \$98,000.00

State Undivided Iron County, Iron River Township, T43N, R35W, the SW ¼ of Section 13,
Interest Desired EXCEPT for the NW ¼ of the SW ¼ of said Section 13, containing 65.4 acres
In Exchange: more or less.

Appraised Value: \$98,000.00

State Undivided
Interest to be Iron County, Iron River Township, T43N, R35W, the NW ¼ of the SW ¼
Purchased: of Section 13, containing 28.2 acres more or less.

Sale Price: \$26,400.00 (includes transaction fee)

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department)
January 28, 2008 Calendar, and is eligible for approval on February 4, 2008.
The transaction was also posted in local newspapers as required by legislation.

Comments:

The desired State-owned land is a part of an isolated block of State-owned land. The management of this property is complicated since the State only owns an undivided interest and possession of the property is shared with other undivided interest owners, including the applicant.

The offered private land consists of an 80-acre block of level to gently-rolling upland. It adjoins State-owned land on three sides, thereby contributing to the Department's Land Consolidation Initiative. The offered land will also enhance outdoor recreation by eliminating the potential for development, which would create shooting zone set-backs. In addition, the transaction will eliminate 2.5 miles of boundary maintenance for the Department.

The desired State-owned undivided interest was acquired by tax reversion in seven separate conveyances from 1966 to 1995. As a result of this exchange, the offered land will assume tax reversion status.

This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on February 16, 2006.

The Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division reviewed the mineral rights during the Phase II review and determined that it is appropriate to dispose of mineral rights. The Department will acquire the mineral rights owned by the applicant, if available.

The Land Exchange Facilitation Fund (LEFF) Act allows the Department to sell rights in land and deposit the proceeds in a fund, which can then be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed \$2,500,000.00, as stipulated by legislation. Proceeds from the sale will be deposited in the LEFF.

Recommendations:

(1) That the exchange and sale be approved under authority of Part 21, Act 451 of 1994, as amended.

(2) That the desired State-owned land be conveyed with the State reserving aboriginal antiquities.

(3) That minerals be exchanged if available as part of the offered estate.

(4) That the proceeds from the sale be deposited into the LEFF.

David E. Freed, Chief
Land and Facilities

Douglas A Reeves, Acting Chief
Wildlife

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Arminda S. Koch
Resource Management Deputy

Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

Rebecca A. Humphries
Director

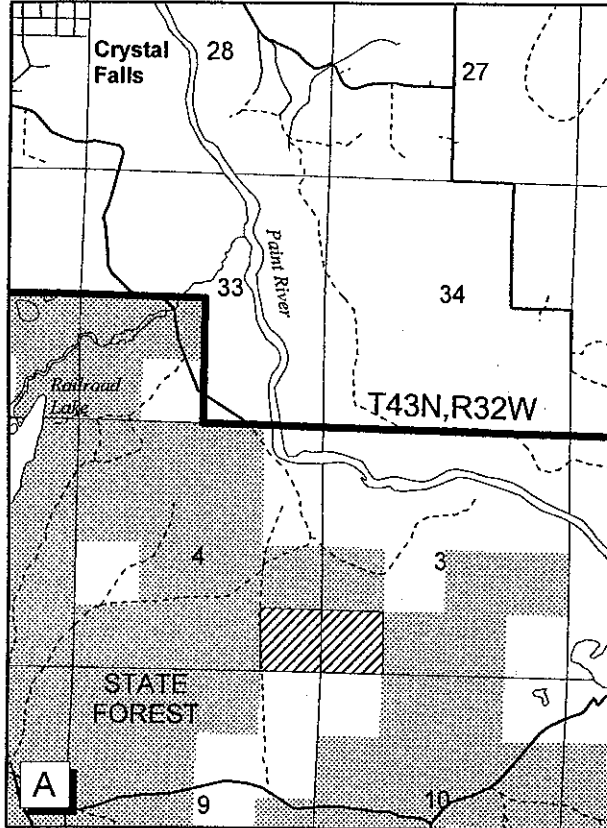
Date Approved

STATE FOREST LAND EXCHANGE AND SALE




Crystal Falls Management Unit - Iron County

Land Transaction Case #20060016

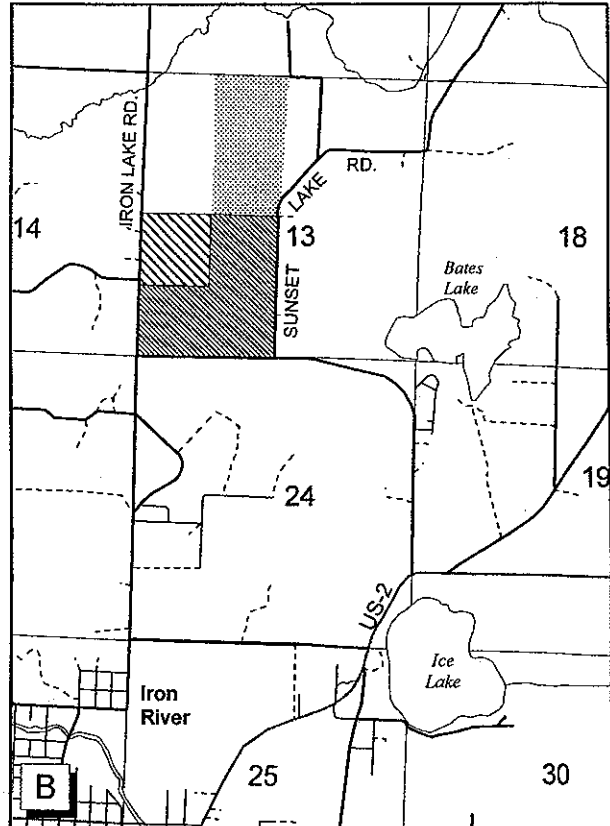
OFFERED







Sections 3 and 4, T42N, R32W,
Mastodon Township

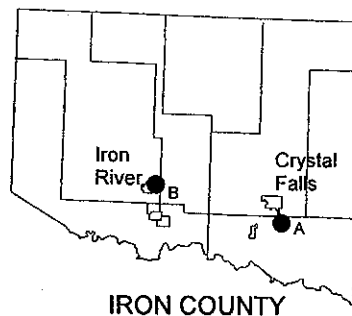
- State Forest Boundary
-  Land Offered to DNR in Exchange (80.00 acres)
-  State Land
-  Private Land

DESIRED



Section 13, T43N, R35W, Iron River Township

-  Undivided Interest Desired from DNR in Exchange (73.80 equated acres)
-  Undivided Interest to be Sold by DNR (19.80 equated acres - \$26,400.00)
-  State Land
-  Private Land



IRON COUNTY



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